

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*September 26, 2002*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**STEVEN EVANS**

**BYRON GOYNES**

**LAURA McSWAIN**

**TODD NIGRO**

**STEPHEN QUINN**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **August 22, 2002** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TM-0058-02 - CORONADO BAY (A COMMERCIAL SUBDIVISION) - CORONADO BAY SAHARA, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 4.61 acres adjacent to the north side of Sahara Avenue, approximately 275 feet west of Buffalo Drive (APN: 163-04-806-001), Ward 1 (M. McDonald).
2. TM-0059-02 - IRON MOUNTAIN RANCH VILLAGE 3 - KB HOME NEVADA, INC. - Request for a Tentative Map FOR 61 LOTS on 37.54 acres on the northwest corner of Bradley Road and Grand Teton Drive (APN: 125-12-401-002), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Mack).
3. A-0036-02(A) - SLAVKO AND MARY BRZICA - Petition to annex one parcel of land generally located on the northeast corner of Craig Road and Puli Road (APN: 137-01-201-011), containing approximately five acres of land, Ward 4 (Brown).

#### PUBLIC HEARING ITEMS:

4. ABEYANCE - RENOTIFICATION - GPA-0023-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), Ward 6 (Mack).
5. ABEYANCE - RENOTIFICATION - Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

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6. V-0071-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Variance TO ALLOW 0.52 ACRES OF OPEN SPACE WHERE 0.91 ACRES ARE REQUIRED FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), Ward 6 (Mack).
7. ABEYANCE - RENOTIFICATION - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).
8. ABEYANCE - RENOTIFICATION - Z-0061-02 - KB HOME NEVADA, INC., ET AL - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre) on approximately 20.0 acres adjacent to the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003), Ward 4 (Brown).
9. Z-0078-02 - KB HOME NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Community – 7 Units Per Acre) TO: R-PD8 (Residential Planned Community – 8 Units Per Acre) of approximately 29 acres adjacent to the west side of Tenaya Way between Craig Road and Alexander Road (a portion of APN: 138-03-402-002), Ward 4 (Brown).
10. ABEYANCE - RENOTIFICATION - V-0051-02 - KB HOME NEVADA, INC., ET AL - Request for a Variance TO ALLOW 4.71 ACRES OF OPEN SPACE WHERE 9.75 ACRES IS THE MINIMUM REQUIRED on approximately 80 acres at the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003 and a portion of 138-03-402-002), U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), R-PD7 (Residential Planned Development - 7 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] [PENDING: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre)] Ward 4 (Brown).

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11. ABEYANCE - RENOTIFICATION - Z-0061-02(1), Z-0076-01(2) and Z-0078-02(1) - KB HOME NEVADA, INC., ET AL - Request for a Site Development Plan Review FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION on approximately 60 acres adjacent to the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003 and a portion of 138-03-402-001), U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD7 (Residential Planned Development - 7 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] PENDING: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 4 (Brown).
12. ABEYANCE - Z-0065-02 - SHIRON CORPORATION - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), PROPOSED USE: 20-LOT SINGLE FAMILY SUBDIVISION, Ward 6 (Mack).
13. ABEYANCE - V-0053-02 - SHIRON CORPORATION - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 14,375 SQUARE FEET IS THE MINIMUM REQUIRED FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
14. ABEYANCE - Z-0065-02(1) - SHIRON CORPORATION - Request for a Site Development Plan Review FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
15. ABEYANCE - U-0061-02 - HARROW CORPORATION ON BEHALF OF WORKU BERHANU - Request for a Special Use Permit FOR THE SALE OF LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 713 and 715 Fremont Street (APN:139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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16. **ABEYANCE - RENOTIFICATION - Z-0044-01(1) - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY ON BEHALF OF THE LONGFORD GROUP** - Request for a Site Development Plan Review and a Reduction in the Amount of On-site Landscape Requirements FOR A 110,282 SQUARE FOOT MEDICAL OFFICE COMPLEX on 5.06 acres adjacent to the east side of the Buffalo Drainage Channel, approximately 1,500 feet south of Washington Avenue (APN: 138-27-301-012, and a portion of 138-27-301-013), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
17. **ABEYANCE - VAC-0053-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY** - Petition to vacate the south 30 feet of Peak Drive, generally located west of Jones Boulevard, Ward 5 (Weekly).
18. **ABEYANCE - V-0054-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Variance TO ALLOW 652 PARKING SPACES WHERE 729 PARKING SPACES ARE REQUIRED on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive (APN: 138-22-418-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
19. **ABEYANCE - Z-0139-88(42) - TRIPLE FIVE INTERCONTINENTAL** - Request for a Site Development Plan Review FOR A TWO-STORY 30,000 SQUARE FOOT COMMERCIAL BUILDING on 0.73 acres at 9330 West Sahara Avenue (APN: 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
20. **A-0035-02 - FOCUS COMMERCIAL GROUP, ET AL** - Petition to annex parcels of land generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road (APN: Multiple), containing approximately 1,187 acres, Ward 6 (Mack).
21. **Z-0070-02 - GREATER NEW JERUSALEM MISSIONARY BAPTIST CHURCH** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-V (Civic) on 1.3 acres at 302, 306, 308, and 400 Jefferson Avenue and 1100 and 1122 "D" Street (APN: 139-27-211-024, 025, 027, 028, 029, 030 and 031), PROPOSED USE: FAMILY LIFE CENTER IN CONJUNCTION WITH AN EXISTING CHURCH, Ward 5 (Weekly).

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22. **Z-0070-02(1) - GREATER NEW JERUSALEM MISSIONARY BAPTIST CHURCH** - Request for a Site Development Plan Review and a Reduction in the Perimeter Landscaping Requirements FOR A 1,300 SQUARE FOOT FAMILY LIFE CENTER WITHIN AN EXISTING BUILDING on 0.17 acres at 308 Jefferson Avenue (APN: 139-27-211-029), R-4 (High Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Weekly).
23. **Z-0071-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) of 2.35 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), PROPOSED USE: TAVERN, Ward 6 (Mack).
24. **U-0118-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR A TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone, [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).
25. **Z-0071-02(1) - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Site Development Plan Review FOR A PROPOSED TAVERN on 2.35 acres adjacent to the north side of Deer Springs Way approximately 330 feet west of El Capitan Way [proposed Durango Drive Alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone, [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).
26. **V-0086-95(2) - RANDY BLACK, SR. ON BEHALF OF SUSA PARTNERSHIP** - Required Two Year Review of an approved Variance WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RAISED TO A HEIGHT OF 55 FEET, AND ALLOWED THE SIGN TO BE 150 FEET FROM RESIDENTIAL ZONING DISTRICT WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED at 1399 North Rainbow Boulevard (APN: 138-27-502-007), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).



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27. V-0066-97(1) - REESE FAMILY TRUST - Required Five Year Review of an approved Variance WHICH ALLOWED AN EXISTING 55 FOOT HIGH NON-CONFORMING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RAISED TO A HEIGHT OF 85 FEET WHICH IS 60 FEET ABOVE THE ELEVATED FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW THE BILLBOARD 520 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AND 30 FEET FROM AN "R" DESIGNATED DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM DISTANCE SEPARATIONS REQUIRED at 616 "H" Street (APN: 139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
28. V-0065-02 - AMERICAN PREMIERE, INC. - Request for a Variance TO ALLOW A 12.75 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED AND TO ALLOW A 33.49 REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED at 1910 Columbia Crest Court (APN 163-04-315-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 1 (M. McDonald).
29. V-0066-02 - BLIND CENTER OF NEVADA - Request for a Variance TO ALLOW A 15 FOOT 4 INCH FREESTANDING GROUND SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED at 1001 North Bruce Street (APN: 139-26-201-011), C-V (Civic) Zone, Ward 5 (Weekly).
30. V-0069-02 - GIZMO LIVING TRUST - Request for a Variance TO ALLOW A ZERO FOOT SIDE SETBACK WHERE TEN FEET IS REQUIRED IN CONJUNCTION WITH A PROPOSED RETAIL BUILDING adjacent to the southeast corner of Valley View Boulevard and Regulus Drive (APN: 162-08-410-019 and 020), C-1 (Limited Commercial) and M (Industrial) Zones, Ward 1 (M. McDonald).
31. SD-0040-02 - GIZMO LIVING TRUST - Request for a Site Development Plan Review **and a Reduction in the amount of Required Perimeter Landscaping** FOR A PROPOSED 13,218 SQUARE FOOT RETAIL BUILDING on 0.87 acres adjacent to the southeast corner of Valley View Boulevard and Regulus Drive (APN: 162-08-410-019 and 020), C-1 (Limited Commercial) and M (Industrial) Zones, Ward 1 (M. McDonald).
32. U-0027-95(2) - STEVEN AND RAYNELL PHILLIPS ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the southeast corner of Charleston Boulevard and Redwood Street (APN: 163-02-104-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (M. McDonald).

9/19/2002 8:42 AM



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33. U-0041-95(2) - BOYS CLUB OF CLARK COUNTY, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2800 Marlin Avenue (APN: 139-36-213-001), R-4 (High Density Residential) Zone, Ward 3 (Reese).
34. U-0115-02 - DANA KANNE, ET AL ON BEHALF OF PMD ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY DEVELOPMENT adjacent to the west side of Torrey Pines Drive, approximately 600 feet north of Ann Road (APN: 125-26-403-013), R-E (Residence Estates) Zone, Ward 6 (Mack).
35. U-0116-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT - Request for a Special Use Permit FOR A RADIO, TV, MICROWAVE, COMMUNICATION TOWER at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
36. V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METRO POLICE DEPARTMENT - Request for a Variance TO ALLOW A 100-FOOT TALL TWO-WAY RADIO, TV, MICROWAVE COMMUNICATION TOWER A REAR SETBACK OF 244 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 300 FOOT REAR SETBACK at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
37. U-0117-02 - LODGE LAS VEGAS SHRINE ON BEHALF OF LUIS PEDEMONTE - Request for a Special Use Permit FOR A WAIVER OF THE MINIMUM 400-FOOT SEPARATION REQUIREMENT FROM A CITY PARK FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT at 2319 South Eastern Avenue (APN 162-01-401-003), C-1 (Limited Commercial ) Zone, Ward 3 (Reese).
38. Z-0137-94(5) - RONALD AND JUDITH VITTO, ET AL ON BEHALF OF JAMES E. STROH, ARCHITECTS, INC. - Request for a Site Development Plan Review and a Reduction in Parking Lot Landscaping Requirements FOR A MIXED USE DEVELOPMENT CONSISTING OF 72,171 SQUARE FEET OF OFFICE SPACE AND 29,440 SQUARE FEET OF RETAIL SPACE on 7.86 acres adjacent to the west side of Rancho Drive approximately 600 feet south of Craig Road (APN: 138-02-701-009), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).

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39. **Z-0072-00(2) - CITY OF LAS VEGAS ON BEHALF OF CHARTER SCHOOL DEVELOPMENT FOUNDATION** - Request for a Site Development Plan Review FOR A 57,838 SQUARE FOOT ADDITION TO THE ANDRE AGASSI COLLEGE PREPARATORY ACADEMY CONSISTING OF A 4,406 SQUARE FOOT ADDITION TO AN EXISTING ELEMENTARY SCHOOL, A 26,203 SQUARE FOOT MIDDLE SCHOOL, AND A 27,229 SQUARE FOOT MULTI-PURPOSE BUILDING on 7.96 acres at 1201 Lake Mead Boulevard (APN: 139-21-702-001, 002, 003, 004, 005, and 139-21-701-003), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).
40. **MSP-0007-02 - SIMON CHELSEA LAS VEGAS DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR AN APPROVED 478,028 SQUARE FOOT OUTLET MALL (Las Vegas Premium Outlets) adjacent to the southwest corner of Grand Central Parkway and Bonneville Avenue (APN: 139-33-710-001), PD (Planned Development) Zone, Ward 5 (Weekly).
41. **MSP-0008-02 - MONEYTREE, INC. ON BEHALF OF ROBERT BALLEW** - Request for a Master Sign Plan FOR AN APPROVED FINANCIAL INSTITUTION at 2950 West Sahara Avenue (APN: 162-05-816-006), R-1 (Single Family Residential) under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
42. **VAC-0064-02 - U.S. HOME CORPORATION** - Petition to vacate a portion of Maverick Street between Elkhorn Road and Eisner Drive and Severance Lane from Jones Boulevard to Maverick Street, Ward 6 (Mack).
43. **VAC-0065-02 - EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY** - Petition to vacate U.S. Government Patent Reservations generally located west of El Capitan Way, approximately 660 feet north of Deer Springs Way, Ward 6 (Mack).
44. **VAC-0066-02 - McNAMEE FAMILY PARTNERSHIP** - Petition to vacate a portion of Al Carrison Street (Silk Purse Road) and an unnamed right-of-way generally located south of Racel Street, Ward 6 (Mack).
45. **VAC-0067-02 - LOG CABIN WAY, LIMITED PARTNERSHIP** - Petition to vacate a portion of Leon Avenue between Iron Mountain Road and Gilbert Lane, Ward 6 (Mack).

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46. VAC-0068-02 - M.B. HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Petition to vacate U.S Government Patent Reservations generally located adjacent to the north side of Alexander Road, approximately 700 feet west of Vegas Vista Trail, Ward 4 (Brown).
47. VAC-0069-02 - P N II, INC. - Petition to vacate public utility easements generally located north of Grand Teton Drive, west of Rainbow Boulevard, Ward 6 (Mack).

#### DIRECTOR'S BUSINESS:

48. ABEYANCE - RENOTIFICATION - DB-0003-02 - CITY OF LAS VEGAS - Discussion and possible action to amend the City of Las Vegas zoning code by creating Title 19A.06.120 Downtown Entertainment Overlay District to create special standards within a Special Sub-district of the geographic area of that overlay district, bounded by Las Vegas Boulevard on the west; Ogden Avenue on the north; 8th Street on the east; and by Carson Avenue on the south, APN: (Multiple); Ward 5 (Weekly).
49. ABEYANCE - TA-0018-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19A in regard to mixed uses.
50. TA-0023-02 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19.04.010 TO ALLOW ASTORLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE AS A CONDITIONAL USE WITHIN THE C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), AND M (INDUSTRIAL) ZONING DISTRICTS and to Amend Title 19.04.040 to establish the criteria of approval of a Conditional Use Permit.

#### CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.